



Showplace Retail Leasing

Initial leasing release alongside a national leader, Triple A credit grocer retailer

Staten Island, New York City



Illustrative redevelopment

Initial leasing release

Join a national grocery leader

Proposed 40,000 SF anchor. Soft commitment received; LOI pending.

4 storefronts

2,500 SF+ and 5,000 SF+

2 adjoining suites

2,500 SF and 7,500 SF

1 pad

2,000-2,500 SF

Choose your position in the first release

Discuss frontage, suite combinations and delivery requirements while the redevelopment layout is being finalized. Triple-net lease terms available.

Anchor approval and definitive lease terms remain pending.

Staten Island market

90,000+

Reported daily vehicles
West Shore Expressway

134,043

Residents
Within 3 miles

\$104,663

Median household income
Within 3 miles

Five-mile trade area

479,043 residents

2025 population and household estimates

166,174 households

Staten Island population density: 8,618 residents per square mile (2020).



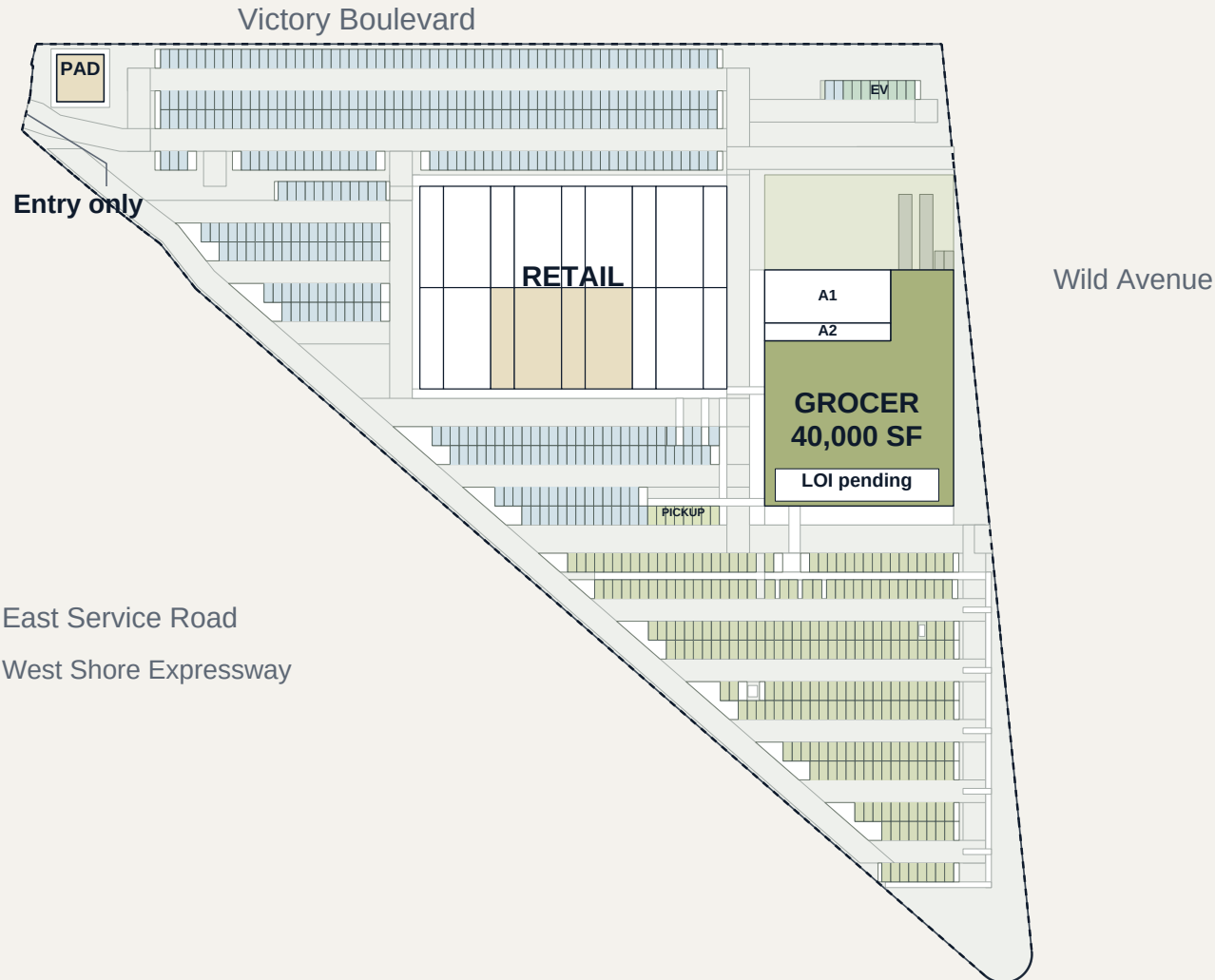
Retail storefront architecture

Alternating 2,500 SF+ and 5,000 SF+ suites with individual entrances

Illustrative redevelopment

Leasing plan

First-release suites and one pad within a coordinated retail destination.



Retail storefronts

2,500 SF+ and 5,000 SF+

Four suites in the initial release

Adjoining retail and pad

A1 7,500 SF

A2 2,500 SF

P1 2,000-2,500 SF

600+ planned parking spaces

Concept plan. Northern boundary, areas and parking are subject to survey, civil design and tenant requirements.

Initial storefront release

Four suites available now. Additional storefronts held for a future leasing release.

325 ft overall frontage								
N1	N2	N3	N4	N5	N6	N7	N8	N9
2,500	5,000	2,500	5,000	2,500	5,000	2,500	5,000	2,500
SF+	SF+	SF+	SF+	SF+	SF+	SF+	SF+	SF+
S1	S2	S3	S4	S5	S6	S7	S8	S9
2,500	5,000	2,500	5,000	2,500	5,000	2,500	5,000	2,500
SF+	SF+	SF+	SF+	SF+	SF+	SF+	SF+	SF+
		OPEN	OPEN	OPEN	OPEN			

Concept demising. SF+ denotes areas above the stated size; suites may be combined, subject to design.

Available now

S3 + S5

2,500 SF+ each
Approx. 2,682 SF per suite

S4 + S6

5,000 SF+ each
Approx. 5,363 SF per suite

Other suites: future release

Anchor and adjoining retail

A 50,000 SF building with separate anchor and storefront entrances.



40,000 SF anchor

National grocery retailer: soft commitment received.
LOI and final approval pending.

A1 7,500 SF available

A larger footprint with its own exterior entrance.

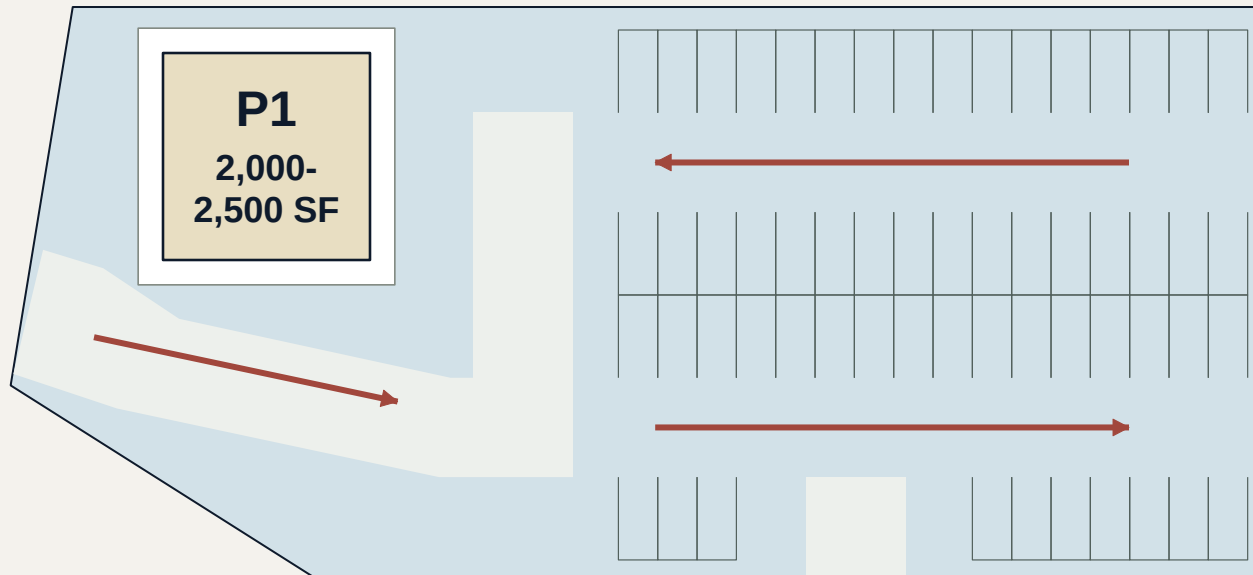
A2 2,500 SF available

A separate storefront with its own exterior entrance.

Single pad opportunity

One 2,000-2,500 SF pad in the initial leasing release.

VICTORY BOULEVARD



Entry only

Ground lease or build-to-suit

Terms and delivery scope tailored to the selected tenant.

Near the Victory entrance

Access through the shared parking and circulation network.

Conceptual pad footprint shown at 2,500 SF. Final size, access and delivery subject to civil and tenant review.

Ingress and egress

600+ planned spaces. Four northern parking rows and one pad.



Concept plan. Northern boundary and 666-space layout subject to survey, civil design and tenant approval.



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Secure your place in the first release

Request a first-release suite or the single pad.
Discuss lease terms and delivery with our team.

Schedule a call

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